



TOWN OF FRAMINGHAM

COMMUNITY & ECONOMIC DEVELOPMENT DIVISION

MEMORIAL BUILDING • ROOM B-2 • 150 CONCORD STREET • FRAMINGHAM, MA 01702-8373

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FRAMINGHAM PLANNING BOARD

MEMORIAL BUILDING • ROOM B-37 • 150 CONCORD STREET • FRAMINGHAM, MA 01702-8373

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March 3, 2015

Dear Community Members of the Framingham Town Centre,

The Framingham Historic District Commission and the Framingham Planning Board are working in collaboration to designate several historic buildings located around the Framingham Centre Common into the Town's Historic District. This resolves a long-standing omission of properties in the district that were previously omitted from the historic designation, creating discontinuity in the Centre Common historic core. This process began over a year ago when several of these properties requested to be rezoned to be consistent with the surrounding neighborhood. In response to community concerns, that process was put on hold while the Historic District Commission completed the required state documentation to include those properties in the existing Centre Common district. This will allow the property owners more flexibility of use, while protecting the existing historic district character.

The Historic District Commission is requesting that Town Meeting consider the addition of the following properties into the existing Historic District (Article V.II., Section 5 - Historic Districts of the General By-law). Historic District designation helps the Town protect the critical historic resources in the Framingham Town Centre. The historic buildings under consideration for addition to the Historic District, during Annual Town Meeting this year include:

- 3 Vernon Street - Harriet Carter House, built in 1853
- 5 Vernon Street - Julia Wight House, built ca. 1860
- 9 Vernon Street - Caroline B. Clark House, built 1852-1853
- 8 Library Street - Lothrop Wight House, built ca. 1860
- 12 Library Street - John and Sarah Clark House, built ca. 1860
- 931-937 Worcester Road - Wight-Esty Block, built between 1832-1850
- 939 Worcester Road - Van Duzer Hardware Company Block, built ca. 1935
- 945 Worcester Road/1 Vernon Street - Tilton-Wheeler Store, built in 1830

Under the Historic District regulations, renovations and/or alterations to the exterior of the buildings are regulated by the Historic District Commission. Once an historic building has been placed into an historic district then the structure is subject to review by the Historic District Commission before any building permit for exterior alternations or demolition can be issued. The Historic District Commission does not have jurisdiction over alterations to the interior of any structure.

The Framingham Planning Board has been reviewing the zoning within the Framingham Town Centre as called out the in the Framingham Master Land Use Plan, 2014. In the Special Town Meeting held on December 11, 1996, Town Meeting voted to amend the Framingham Zoning Map. During this time the buildings located at 3, 7, and 9 Vernon Street, and 8 and 12 Library Street were rezoned from Business (B) to Office & Professional (P) Zoning District, while the properties along Worcester Road located at 1 Vernon Street, 931 Worcester Road, and 921 Worcester Road were

rezoned from Business (B) to Neighborhood Business (B-1) Zoning District. The historic properties under consideration for rezoning include:

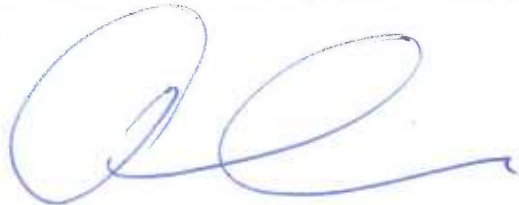
- 3 Vernon Street is a single family home located in the Office and Professional District (P). The primary structure was built in 1867. Proposed Zoning Change: Neighborhood Business District (B-1).
- 7 Vernon Street is a two family residential home in the Office and Professional District (P). The primary structure was built in 1867. Proposed Zoning Change: Neighborhood Business District (B-1).
- 9 Vernon Street is currently occupied as a split use, office and working store in the Office and Professional District (P). The primary structure was built in 1900. Proposed Zoning Change: Neighborhood Business District (B-1).
- 8 Library Street is a two family residential home in the Office and Professional District (P). The primary structure was built in 1817. Proposed Zoning Change: Neighborhood Business District (B-1).
- 12 Library Street is currently occupied as office space in the Office and Professional District (P). The primary structure was built in 1867. Proposed Zoning Change: Neighborhood Business District (B-1).
- 18 Edgell Road (9999 Edgell Road) is currently used as a historic building/ library in the Single Family Residential District (R-1). The primary structure was built in 1850. Proposed Zoning Change: Single Family Residential (R-3) (purpose of change – to be consistent with the Framingham Town Centre Green which is zoned Single Family Residential (R-3)).

The Framingham Planning Board will hold a public hearing on Thursday, March 26, 2015 at 7:00pm in the Ablondi Room in the Memorial Building located at 150 Concord Street to consider the rezoning of 5, 7, and 9 Vernon Street, 8 and 12 Library Street, and 18 Edgell Road. To learn more about the historic district designation and the rezoning of the Framingham Town Centre please attend the Public Hearing held on the 26th or contact Erika Oliver Jerram (Historic District Commission) and/or Amanda Loomis (Planning Board).

Sincerely,



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Attachments:

- Framingham General By-law: Article V. Historic District
- Map of Existing and Proposed Properties in the Centre Common Historic District
- Table of Uses comparison between the existing Office & Professional (P) Zoning District and the Neighborhood Business (B-1) Zoning District.
- Zoning Map of the Existing Zoning within the Town Centre
- Zoning Map of the Proposed Zoning Map amendment to the Town Centre

Quick Facts

What is the Historic District Commission?

The Framingham Historic District Commission is appointed by the Board of Selectmen and includes a representative from the Framingham History Center, architects registered to practice in Massachusetts, licensed real estate agents, lawyers, and land owners within the Historic District. This means that the Historic District Commission is a group of local Framingham residents who have a diverse background who donate their time to oversee preservation of the Town's historic buildings and character. In addition to their oversight of the buildings in the historic districts, they also serve as a resource for property owners in the district and encourage applicants to talk to staff early in the process to take advantage of their significant historic preservation knowledge.

What does the Historic District Commission review?

The commission reviews any alterations to the exterior of the building that are visible from a public way. This includes architectural style, general arrangement and setting, building materials, style of windows, doors, lights, signs, and other exterior fixtures, with the exception of external storm windows and doors, exterior colors, antennae, temporary structures and any landscaping. They also do not review any alterations to the interior of the structure as long as they do not affect the external appearance.

How will being in the historic district affect property values?

Historic district commissions do not prevent changes from occurring, nor inhibit construction, but rather, insure that changes and additions are harmonious, and prevent the introduction of elements that may distract from the aesthetic and historic character of the district. The purpose of a local historic district is not to halt growth, but to allow for thoughtful consideration of a change. Studies around the country suggest that property values stay the same or increase faster in local historic districts compared to similar, non-designated areas. The benefits of historic districts are many and can be credited with saving the character of important areas of Framingham.

What is the Neighborhood Business (B-1) Zoning District?

The Framingham Zoning By-law outlines the Intent of the Neighborhood Business (B-1) Zoning District is to: (1) To preserve areas for small businesses in close proximity to residential areas. (2) To preserve uses and encourage development which support pedestrian patronage and alternative transportation in addition to customers arriving by automobile. (3) To reinforce the historic development pattern of the Town's traditional commercial centers, with small lots, small setbacks, parking to the side or rear, and mixed use structures containing a variety of businesses which primarily serve the needs of the surrounding neighborhood. (4) To protect such areas from commercial retail development that draw patrons primarily from outside the neighborhood. (5) To protect adjacent residential neighborhoods from impacts caused by large scale development.

Will rezoning my property from Office & Professional (P) Zoning District to Neighborhood Business (B-1) Zoning District affect my taxes?

Taxes are assessed on the use of the property. For example, if a residential property is rezoned from a residential zoning district to a business district and remains as a residential use then the property taxes will not be affected. However, if a residential use changes to a business use, then the property would be taxed at a commercial rate.



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FRAMINGHAM PLANNING BOARD

TOWN CLERK

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TOWN OF FRAMINGHAM PLANNING BOARD PUBLIC HEARING

In accordance with the provisions of Chapter 40A, Section 5 of the Massachusetts General Laws, the Framingham Planning Board will hold a public hearing on Thursday, March 26, 2015 at 7:00pm in the Ablondi Room, Memorial Building, 150 Concord Street, Framingham, Massachusetts, to consider amending the Framingham Zoning By-law at the April 28, 2015 Annual Town Meeting as follows.

Article: Framingham Town Centre – Amendment to the Framingham Zoning Map To see if the Town will vote to amend the Framingham Zoning Map by rezoning the following parcels: 3, 7 and 9 Vernon Street, 8 and 12 Library Street and abutting said lots to the center line of Library Street, Oak Street, and Vernon Street from Office and Professional (P) Zoning District and Business (B) Zoning District to Neighborhood Business (B-1) Zoning District, furthermore rezone parcel 18 Edgell Road from Single Family Residential (R-1) Zoning District to Single Family Residential (R-3) Zoning District as presented in the background information of the Annual Town Meeting Warrant submitted to Annual Town Meeting.

A copy of the full text of the proposed amendment may be inspected in the Planning Board Office (150 Concord Street), the Town Clerk Office (150 Concord Street), and the Framingham Public Library (49 Lexington Street) and available online at www.framinghamma.gov on the Planning Board's website.

Stephanie Mercandetti, Chair
FRAMINGHAM PLANNING BOARD

Published in the MetroWest Daily Newspaper: Monday, March 9, 2015 and Monday, March 16, 2015

Article VII

Signs and Historic Districts

Section 1. Sign Bylaw

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Article VII: Signs and Historic Districts

27. The Mrs. Gordon House, 33 Grove Street, c. 1810
28. The Tarbox House, 4 Warren Place, built 1836
29. The J.J. Marshall House, 3 Warren Place, c. 1800
30. The Stalker House, 8 Warren Place, c. 1768
31. The John Mann House, 11 Warren Place, c. 1867
32. The George A. Weeks House, 122 Edgell Road, built 1865
33. The General George Henry Gordon House, 936 Central Street, built 1820

5.8 Properties included in the Jonathan Maynard Historic District

- 5.8.1** 1. First Baptist Church, 48 Pleasant Street, built 1826
2. The William Buckminster House, 48 Pleasant Street, c. 1799
3. The Dr. John Osgood House, 64 Pleasant Street, c. 1832
4. The Goldberg House, 155 Maynard Road, 1894
5. The Cyrus Blake House, 79 Pleasant Street, c. 1832
6. The Mason House, 153 Maynard Road, built 1984
7. The Ira Mitchell House, 89 Pleasant Street, c. 1832
8. The Marion Adams House, 100 Pleasant Street, c. 1890
9. The Blanche Partridge House, 111 Pleasant Street, built 1917
10. The "Little Maynard" House, 198 Maynard Road, c. 1901
11. The Dexter Esty House, 109 Pleasant Street, c. 1832
12. The Capt. Charles Williams House (Jonathan Maynard House), 113 Pleasant Street, c. 1760
13. The Henry Orne Stone House, 120 Pleasant Street, c. 1840
14. The Judge Blodgett House, 129 Pleasant Street, built 1915
15. The Kelly House, 130 Pleasant Street, built 1867
16. The Boudrot House, 139 Pleasant Street, built 1974
17. The Jesse Belknap House, 138 Pleasant Street, c. 1832
18. The Spielberger House, 149 Pleasant Street, built 1995
19. The Rev. L. R. Eastman House, 154 Pleasant Street, c. 1850
20. The Roessler House, 159 Pleasant Street, built 1994
21. The Rock House, 2 Aspen Circle, built 1986
22. The Thorup House, 165 Pleasant Street, built 1994
23. The Obed Winter House, 176 Pleasant Street, c. 1850
24. The H. Twombly House, 169 Pleasant Street, c. 1799
25. The Lockhart House, 198 Pleasant Street, built 1955
26. The Wagner House, 179 Pleasant Street, built 1994
27. The Jacob B. Winchester House, 200 Pleasant Street, c. 1823
28. The Davis House, 187 Pleasant Street, c. 1872
29. The J.J. Valentine House, 28 Pleasant Street, c. 1840
30. The George Newell House, 201 Pleasant Street, c. 1832
31. The G. R. Brown House, 216 Pleasant Street, c. 1851
32. The George Phipps House, 41 Pleasant Street, built 1817 (To include the entire presently existing dwelling on a parcel consisting of not less than 25,000 square feet of land and having not less than 65 feet of frontage on Pleasant Street)
33. The Mancall House, 45 Pleasant Street, built 1994
34. The Pearl House, 47 Pleasant Street, built 1994
35. The Devlin House, 49 Pleasant Street, built 1994
36. The Glickman House, 51 Pleasant Street, built 1994
37. The Brostrom House, 55 Pleasant Street, built 1994

5.9 Properties Included in the Sarah Clayes Historic District

- 5.9.1** 1. The Sarah Clayes House, 657 Salem End Road, c. 1693

Article VII: Signs and Historic Districts

5.5 Certificate of Appropriateness: Time of Decision

The Commission shall render a decision under the provisions of the Historic Districts Act within 45 days after the filing of an application for a certificate of appropriateness, a certificate of non-applicability, or a certificate of hardship, or within such further time as the applicant may, in writing, allow.

5.6 Exclusions

The Commission shall have no jurisdiction to review the following categories of exterior architectural features:

- (a) Temporary structures erected for a period of ninety days or less;
- (b) Two dimensional signs of four (4) square feet or less;
- (c) Terraces, walks, driveways, and sidewalks so long as such structure is substantially at grade level;
- (d) Storm doors, storm windows, screens, gutters, antennae, and window air conditioners;
- (e) Color of paint;
- (f) Color of roof materials.

5.7 Properties Included in the Framingham Center Common Historic District

- 5.7.1
 - 1. Framingham Center Common c.1735
 - 2. Village Hall, 2 Oak Street, built 1834
 - 3. Edgell Memorial Library, (Framingham History Center) 3 Oak Street, built 1872
 - 3a. Civil War Monument at 3 Oak Street, erected 1872
 - 4. The Capt. Eliphalet Wheeler House, 18 Vernon Street, built 1818
 - 5. The Jonathan Maynard Building (Danforth Art), 12 Vernon Street, built 1916
 - 6. Framingham Academy (Framingham History Center Museum), 14 Vernon Street, built 1837
 - 7. First Parish Church, 24 Vernon Street, built 1926
 - 8. First Parish House, 24 Vernon Street, built 1959
 - 9. Plymouth Church, 87 Edgell Road, built 1968
 - 10. The Otis Boynton House, 85 Edgell Road, built 1825
 - 11. The Jason Hall House, 65 Edgell Road, built 1850
 - 12. The O'Brien House, 63 Edgell Road, built 1961
 - 13. The Grossman House, 61 Edgell Road, built 1960
 - 14. The Framingham Bank, 39 Edgell Road, built 1833
 - 15. Office/Bank Building, 35 Edgell Road, built 1969
 - 16. The Charles Train House (Plymouth Parsonage), 125 Edgell Road, c. 1836
 - 17. The E. Cloyes House, 121 Edgell Road, c. 1836
 - 18. The Daniel Hemenway House, 151 Edgell Road, c. 1800
 - 19. The Brandolini House, 2 Auburn Street, built 1955
 - 20. The Stone Gardner's Cottage, 4 Auburn Street, c. 1850
 - 21. Office Building, 5 Auburn Street, built 1970
 - 22. The Whitney-Wiggins House, 10 Vernon Street, built 1826
 - 23. The Edgar Wheeler House, 6 Vernon Street, c. 1850
 - 24. The Clark Builders Trust House, 8 Vernon Street, built 1969
 - 25. The Train-Vernon House, 20 Grove Street, c. 1848
 - 26. The Rinaldo House, 31 Grove Street, built 1970

Article VII: Signs and Historic Districts

Section 5. Historic Districts

5.1 Historic District Commission

There is hereby established under the Historic Districts Act, Massachusetts General Laws, Chapter 40C to be governed by and operated in accordance with the provisions relative thereto of the General Laws or any special act or amendment thereto, a Framingham Historic District Commission, consisting of seven (7) members to be appointed by the Board of Selectmen including one (1) member from the Framingham History Center, one (1) architect registered to practice in Massachusetts, one (1) licensed real estate agent, one (1) lawyer, one (1) land owner resident in the Historic District and two (2) members at large. There shall be five (5) alternates selected, with backgrounds in any of the five (5) categories specified above or an urban planner, an architectural historian, a landscape architect, a licensed general contractor or building tradesperson or any other citizen who, through education or experience, have demonstrated a commitment to historic preservation. In the event any member shall be absent or unable to act for any reason, the Chairman shall designate an alternate member to act.

Each member or alternate member of said Commission shall be a resident of the Town of Framingham, and any such member removing his residence from the Town shall be considered thereby to have resigned as a member of the Commission.

5.2 Boundaries of Historic District

There is hereby established under provisions of and in accordance with the Historic District Act, one historic district to be known as the Framingham Center Common Historic District, bounded and described as shown on the map entitled "Framingham Center Common Historic District" available at the Planning Department of the Town; and to establish a new historic district to be known as the Jonathan Maynard Historic District, bounded and described as shown on the map entitled "Jonathan Maynard Historic District" available at the Planning Board Office. Additionally, to establish a new historic district to be known as the Sarah Claves Historic District.

5.3 Power and Duties

The Commission shall have, in addition, to the powers and duties of an Historic District Commission as described in Chapter 40C, the following further powers and duties, subject to appropriation or receipt of money gifts, and may in exercise of any of its powers or duties accept and expend such gifts and employ clerical and technical assistants or consultants.

- 5.3.1 To propose from time to time, as it deems appropriate, the establishment, in accordance with the provisions of the Historic District Act, of additional historic districts and changes in historic districts;
- 5.3.2 To cooperate with, consult, and advise the Planning Department, the Redevelopment Authority, and other Town agencies and departments in matters involving historic sites, building, and districts; and
- 5.3.3 To offer assistance and advice to owners of buildings in any historic district on problems of construction, reconstruction, restoration, and preservation.

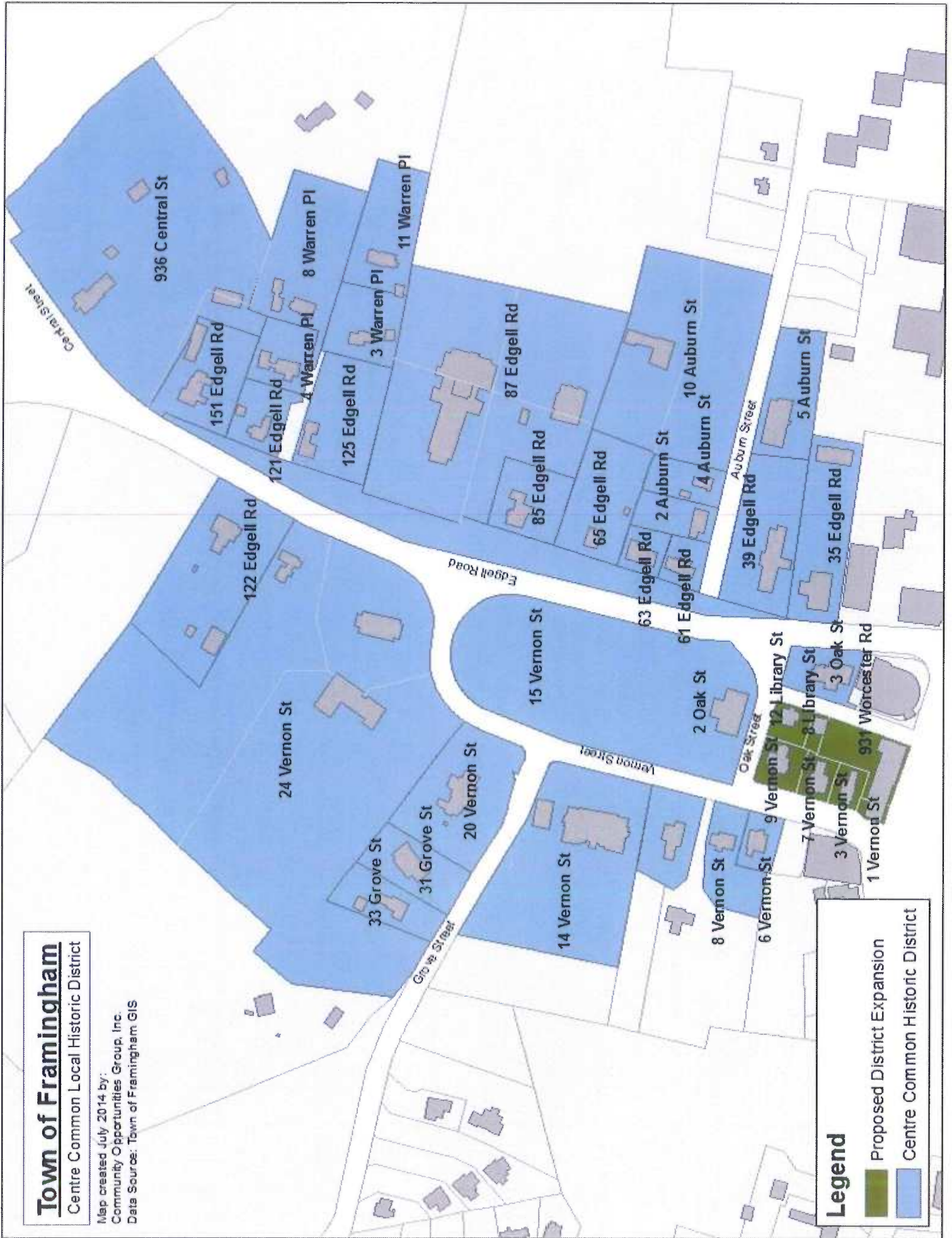
5.4 Rules and Regulations

The Commission shall adopt the rules and regulations for the conduct of its business, not inconsistent with the provisions of the Historic Districts Act. A copy of the rules and regulations and any amendment shall be filed with the Town Clerk.

Town of Framingham

Centre Common Local Historic District

Map created July 2014 by:
Community Opportunities Group, Inc.
Data Sources: Town of Framingham GIS



Legend

- Proposed District Expansion
- Centre Common Historic District

II. A. Classes of Districts (Framingham Zoning By-law)

For the purpose of this By-Law, the Town of Framingham is hereby divided into classes of Districts as follows:

2. Business Districts

a. Neighborhood Business: B-1

Intent:

- (1) To preserve areas for small businesses in close proximity to residential areas.
- (2) To preserve uses and encourage development which support pedestrian patronage and alternative transportation in addition to customers arriving by automobile.
- (3) To reinforce the historic development pattern of the Town's traditional commercial centers, with small lots, small setbacks, parking to the side or rear, and mixed use structures containing a variety of businesses which primarily serve the needs of the surrounding neighborhood.
- (4) To protect such areas from commercial retail development that draw patrons primarily from outside the neighborhood.
- (5) To protect adjacent residential neighborhoods from impacts caused by large scale development.

3. Office and Professional Districts: P

II.B. Table of Uses (Framingham Zoning By-law)

No building, structure, or land shall be used and no building or part thereof or other structure shall be erected, raised, reconstructed, extended, enlarged, or altered, for any purpose or in any manner other than as permitted as set forth in the Table of Uses or unless otherwise authorized by this Zoning By-law, except that nothing in this By-Law shall affect the existing use of any building or lot. Any use not specifically authorized in this Zoning By-law shall be deemed prohibited.

TABLE LEGEND (subject to the footnotes)

Y	Uses which are permitted as of right
N	Uses which are prohibited
SPZ	Uses that require a special permit from Zoning Board of Appeals
SPP	Uses that require a special permit from the Planning Board
SP	Uses that require a special permit from either Zoning Board of Appeals or Planning Board depending upon the size of the establishment (see footnotes).

For uses with a dash (-), see footnote 11.

For those uses with an * under Parking Code, see the Mixed Use Regulations, Section V.G.

Uses which are defined in Section 1.E are in **bold**.

USE CATEGORY	B-1 ¹	P ²	Parking code ³
1. RESIDENTIAL			
A. Single-family detached dwelling	Y	Y	1
B. Two-family detached dwelling ⁴	SPZ	N	2
C. Boarding house (conversion)	N	N	3
D. Boarding and lodging houses	N	N	3
E. Mixed use	N	N	*
F. Mixed use complex	N	N	*

USE CATEGORY	B-1	P	Parking code
<u>2. RESIDENTIAL ACCESSORY</u>			
A. Rental of rooms	Y	Y	28
B. Home occupation/office	Y	Y	30
C. Family day care home	Y	Y	7
D. Accessory residential garage	Y	Y	none
E. Private stables	Y	Y	none
F. Accessory swimming pool	Y	Y	none
G. Amateur radio tower	Y	Y	none
<u>3. INSTITUTIONAL AND RECREATIONAL</u>			
A. Public buildings and grounds	Y	Y	23
B. Water towers and reservoirs	Y	Y	none
C. Cemeteries	Y	Y	none
D. Educational/charitable/religious	Y	Y	7 or 13
E. Lodge, club or private non-profit social or fraternal organization	SP	N	9
F. Library, museum, or public or semi-public institution of a philanthropic or charitable character.	SP	N	13

USE CATEGORY	B-1	P	Parking code
G. Public hospital and accessory dormitory	Y	Y	12
H. Passenger stations	Y	Y	26
I. Licensed establishment for care of sick, aged, crippled, or convalescent persons	SP	SPZ	11
J. Private or public golf club on parcel of at least 50 acres	SP	SPZ	5
K. Outdoor recreational facilities ⁵	SP	SPZ	6
L. Trade, professional, or other school unless exempt	SP	N	7
M. Day care for elderly	SP	N	7
N. Indoor amusement facility	N	N	6
O. Wildlife reserve, nature area, or similar conservation use	N	N	none
P. Indoor non-profit recreational facilities	N	N	6
Q. Cultural and educational centers	N	N	9
R. Center for performing arts	N	N	9
S. Public driving ranges on parcel of at least 40 acres	N	N	6

USE CATEGORY	B-1	P	Parking code
T. Day care	N	N	7
U. Educational training facilities and conference centers accessory to permitted use	N	N	23
V. Municipal waste disposal facility	N	N	none
4. AGRICULTURAL			
A. Farms, greenhouses, nurseries	Y	Y	17
B. Stock farms, truck gardens	Y	Y	none
C. Agricultural production, livestock, or animal husbandry; forestry, horticulture, floriculture, and related activities.	N	N	none
D. Greenhouse or other building for the raising and distribution of agricultural products or plants	N	N	17
E. Breeding and raising fur-bearing animals and dogs	SPZ	SPZ	19
F. Kennels for boarding of dogs	SPZ	SPZ	19
5. COMMERCIAL			
A. Business or professional office	Y	SP	15

USE CATEGORY	B-1	P	Parking code
B. Medical office	Y	N	14
C. Financial institution such as bank or credit union	Y	SP	16
D. Retail services	Y	N	19
E. Retail stores/custom work shops	N	N	19
F. Personal services	Y	N	19
G. Artisans, jewelry makers, handicrafts, artist studios	Y	N	19
H. Veterinary services	SP	N	14
I. Mortuary, undertaker, or funeral establishment.	SP	N	17
J. Workshop	SP	N	21
K. Restaurant	SP	N	9
L. Fast Food Establishment	SP	N	10
M. Outdoor café	N	N	9
N. Drive thru	N	N	none
O. Financial institution drive thru one lane only	SPP	N	none
P. Accessory drive thru	N	N	none

USE CATEGORY	B-1	P	Parking code
Q. Personal health and exercise facility, or health club.	N	N	6
R. Gasoline service station	N	N	22
S. Outdoor entertainment facility	N	N	6
T. Parking facility	N	N	none
U. Radio or Television Studio	N	N	24
V. Landscaper	N	N	24
W. Carwash	N	N	27
X. Automobile repair	N	N	21
Y. Automobile dealer	N	N	21
Z. Used car dealer	N	N	21
AA. Automobile storage	N	N	24
BB. Motel	N	N	4
CC. Hotel	N	N	4
6. MANUFACTURING AND INDUSTRIAL			
A. Research, development & laboratories	N	N	25

USE CATEGORY	B-1	P	Parking code
B. Laboratories, research, experimental and testing	N	N	25
C. Wholesale business	N	N	24
D. Wholesale lumberyard	N	N	24
E. Limited manufacturing	N	N	25
F. Light manufacturing	N	N	25
G. Light and high tech manufacturing ⁶	N	N	25
H. Processing, assembly and manufacturing ⁷	N	N	25
I. Retail dealers	N	N	24
J. Retail and wholesale ice dealers	N	N	24
K. Vehicle storage yard	N	N	24
L. Truck Terminal	N	N	24
M. Contractor yard or shop	N	N	24
N. Bottling works	N	N	25
O Stone or monument works	N	N	25
P. Printing	N	N	25
Q. Delivery services	N	N	24

USE CATEGORY	B-1	P	Parking code
R. Indoor recycling facility	N	N	25
S. Commercial or private landfill, refuse incinerator, solid waste disposal or processing facility	N	N	25
T. Storage and distribution facility	N	N	24
U. Yard for storage and sale of used building and junk materials	N	N	24
7. OTHER			
A. Billboards	N	N	none

¹ No individual establishment shall exceed 3,000 square feet in gross floor area per establishment and no building or structure shall exceed 6,000 square feet in gross floor area in the B-1 District, except as regulated herein. The gross floor area of individual establishments for purposes of this District shall exclude all or part of the area used for ancillary storage space which is secondary and incidental to the allowed principal use, such that the excluded area may not exceed 50 percent of the area of the principal use. The Planning Board may, by special permit, grant approval for individual establishments which exceed 3,000 square feet in gross floor area per establishment, subject to the following requirements: 1) The individual establishment shall be located within a building or structure in existence prior to the establishment of the property within a B-1 zone, where such building exceeded 6,000 square feet in gross floor area at such time; 2) No special permit for size may be issued for individual establishments to exceed 50 percent of the existing building gross floor area, and in no event may a special permit be issued for individual establishments in excess of 10,000 square feet per establishment.

² Uses designated "SP" require a special permit from the Zoning Board of Appeals for uses under 8,000 square feet of gross floor area or a special permit from the Planning Board for uses with 8,000 or greater than 8,000 square feet of gross floor area.

³ Parking codes refer to the numbered uses set forth in the Table of Off-Street Parking Regulations, Section IV.B.1.a; see that Table for the applicable parking requirements.

⁴ The lot and structure shall conform to the existing area, frontage, width, setback, and lot coverage requirements applicable to the zoning district in which they are located. The Zoning Board of Appeals shall not grant a special permit for a nonconforming lot or structure. Off-street parking shall be provided for both

dwelling units in accordance with the requirements set forth in Section IV.B., including without limitation the requirements for number of parking spaces and setbacks from lot lines. A minimum of 200 square feet of parking area shall be provided for each required parking space.

⁵ Outdoor recreational facilities such as swimming pools, tennis courts (but not including driving ranges or miniature golf) owned or operated by a non-government agency, subject to the following provisions:

(1) The use shall not be conducted as a private gainful business.

(2) No accessory structure shall be located nearer any lot line than seventy feet.

⁶ Provided the use does not involve disturbing or offensive noise, vibration, smoke, gas, fumes, odors, dust or other objectionable or hazardous features.

⁷ Provided the use does not involve disturbing or offensive noise, vibration, smoke, gas, fumes, odors, dust or other objectionable or hazardous features.

IV.E. Dimensional Regulations – Framingham Zoning By-law (page 74 for full Table)

2. Table of Dimensional Regulations

Minimum lot area, frontage, lot width, setbacks and open space, and maximum height, lot coverage and floor area shall be as specified in the following table of Dimensional Regulations, subject to the further provisions of this Section:

District	Principal Building or Use	Lot Minimum		Minimum Setback		Minimum Landscaped		Building Maximums		
		Area (s.f.)	Frontage (ft.)	Front (ft.)	Side (ft.)	Open Space Surface Ratio	Height	Lot Coverage	Floor Area Ratio	
Neighborhood Bus B-1	Any residential use	8,000	65	30 or more	10	30% 5%*****	3/40	35%	-	
Office/Professional P	Any other principal use	4,000	-	**	-		3/40	33%	-	
	Residential structure	8,000	65	30 or more	15	30%	3/40	35%		
	Any other principal use	6,000	50	30 or more	15	20%	3/40	20%	0.32	

+ Where shown as "30 or more" the minimum front setback shall be 30 feet from the sideline of a street over 40 feet in width, and 50 feet from the center line of a street 40 feet or less in width.

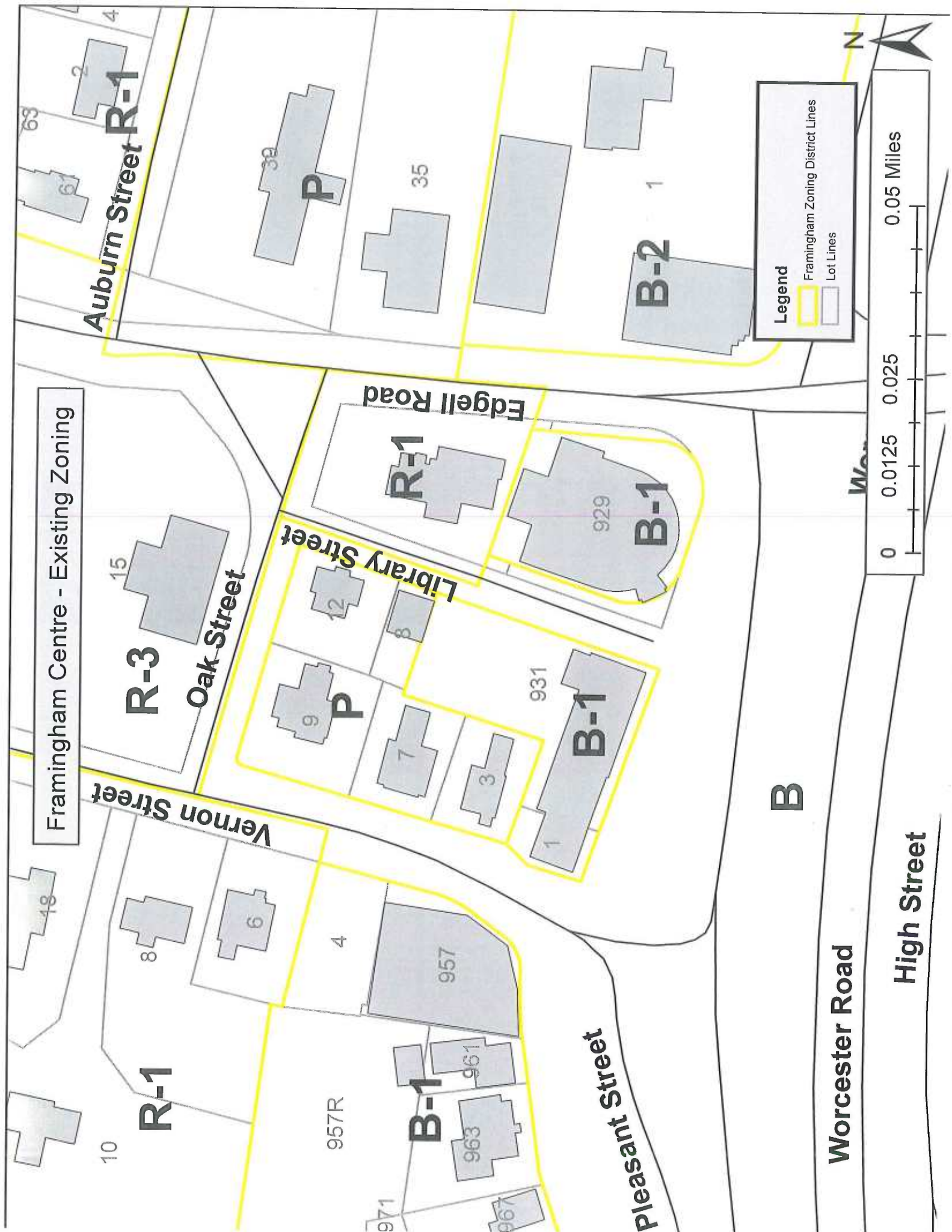
** Minimum front setback as regulated, except where building lines have already been established in which case building lines must be maintained; to be used for landscaping, pedestrian and vehicular access. Additional uses within the front setback in the CBD are listed under Section IV.E.11.a., herein. No parking in the front setback.

*** A portion of this requirement may be provided in the public right of way (street trees, etc.)

See §IV.E.10 for additional Dimensional Regulations for Geriatric Care/Elderly Housing District Uses, including regulations on setback requirements, floor area ratio calculations, and minimum landscape open space requirements within this district.

§ See §II.F.5 and II.F.7 for additional Dimensional Regulations for Technology Park District uses, including floor area ratio regulations and minimum landscaped open space requirements within this District.

Framingham Centre - Existing Zoning



Legend

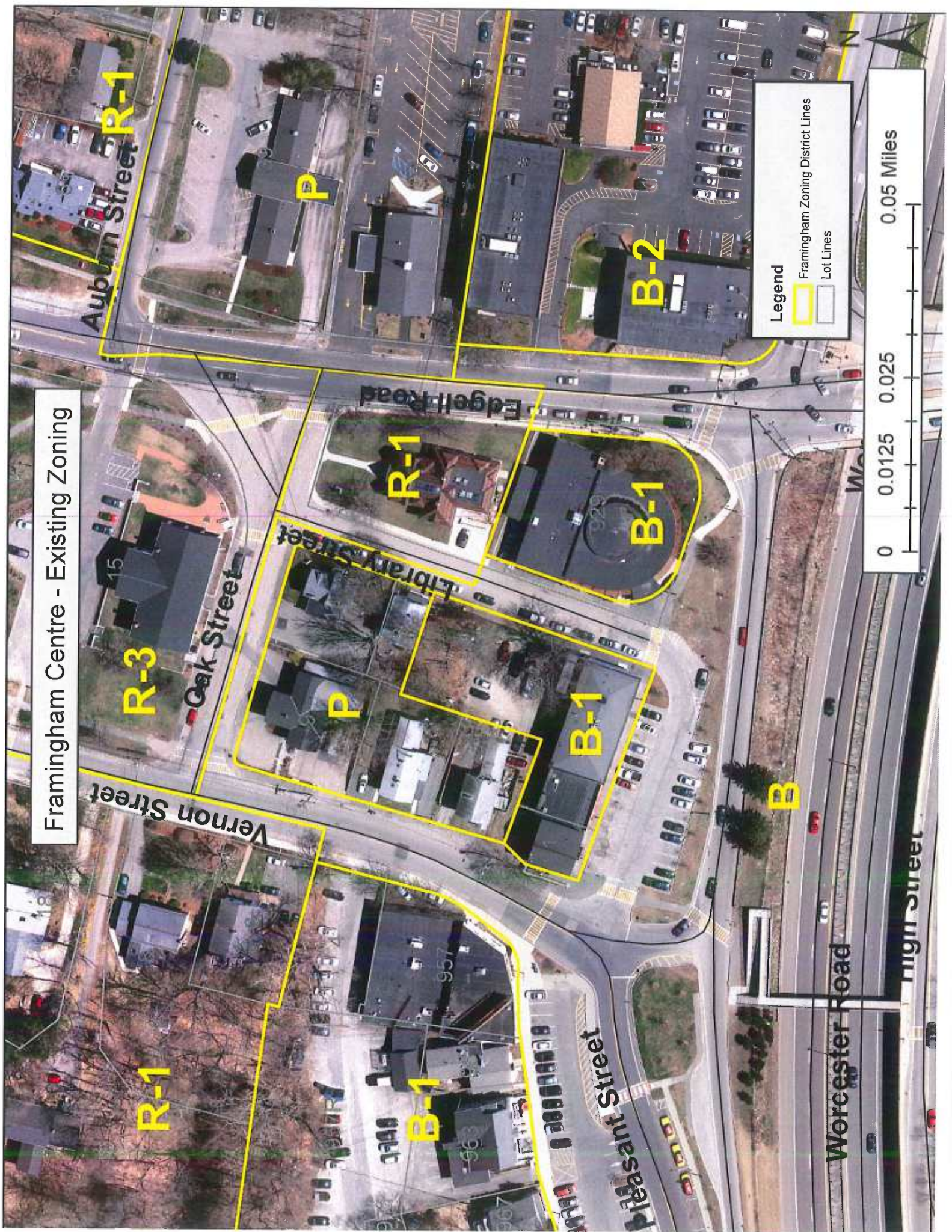
- Framingham Zoning District Lines
- Lot Lines

Worcester Road

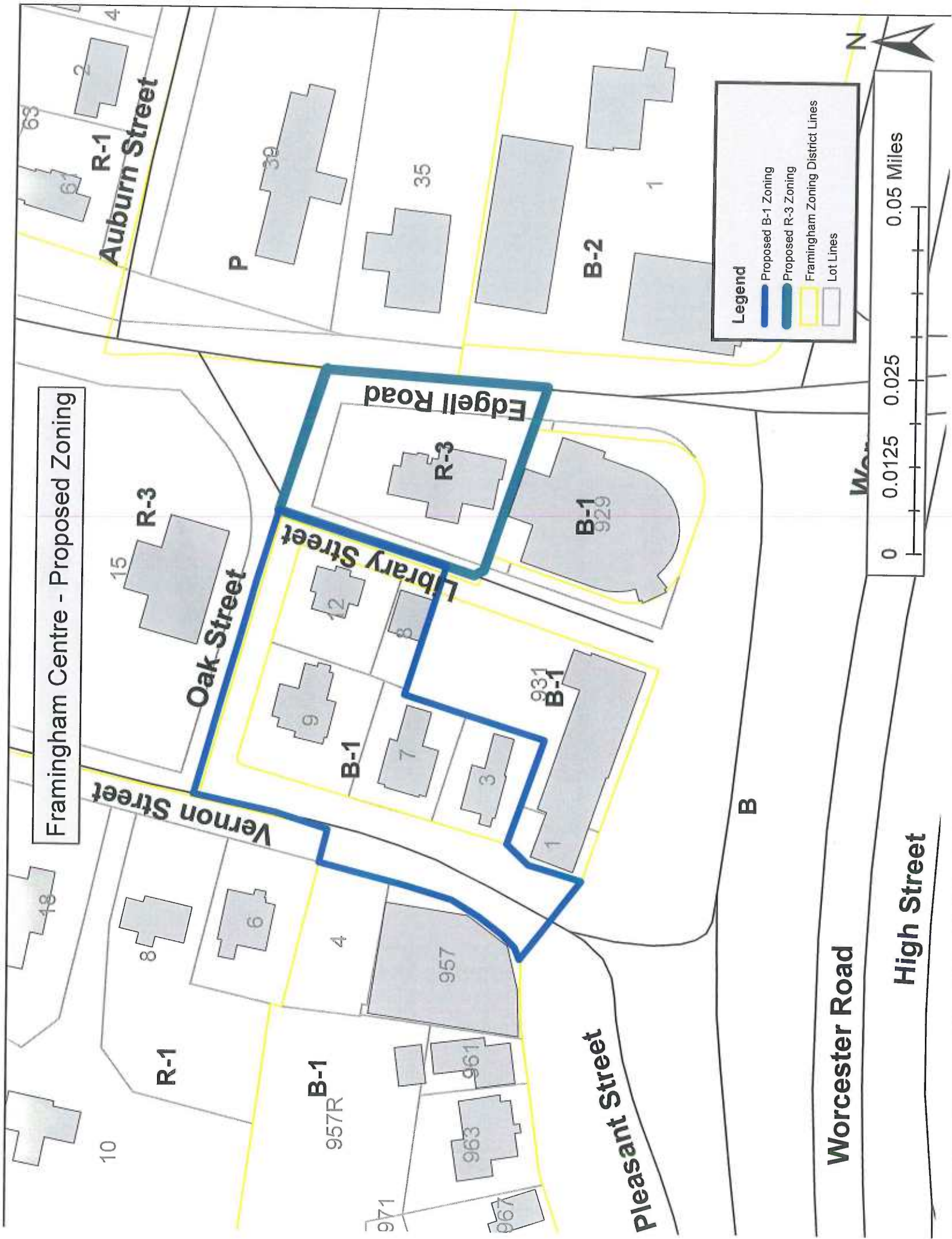
High Street

0 0.0125 0.025 0.05 Miles

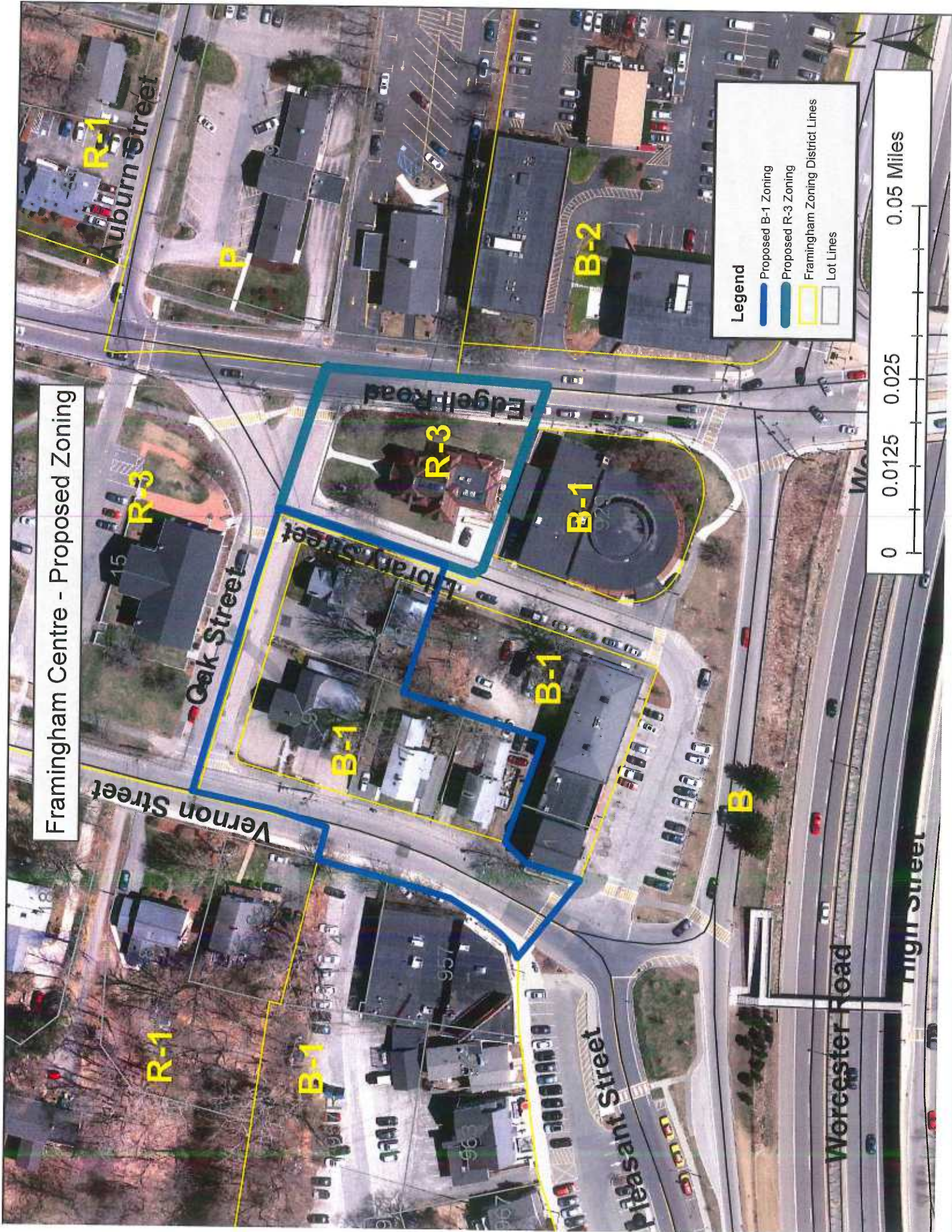
Framingham Centre - Existing Zoning



Framingham Centre - Proposed Zoning



Framingham Centre - Proposed Zoning



Legend

- Proposed B-1 Zoning
- Proposed R-3 Zoning
- Framingham Zoning District Lines
- Lot Lines

